

PUBLIC NOTICE

CITY OF PROVIDENCE

ZONING BOARD OF REVIEW

190 DYER STREET

PROVIDENCE, RHODE ISLAND 02903-3902

OCTOBER 27, 2008

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall (25 Dorrance Street) on Monday, November 10, 2008 at 5:30 P.M. and 7:00 P.M. when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:

5:30 P.M.

Pursuant to Section 906, correspondence has been received requesting a first six-month extension of the following matter:

KARNIG BEDROSIAN & EDNA BEDROSIAN, OWNERS AND HOUR'S AUTO SERVICE, INC., APPLICANT: 270 Reservoir Avenue, Lot 604 on the Tax Assessor's Plat 61 located in a Residential R-1 One-Family Zone; to be relieved from Section 303-use code 45 in the proposed change in the use of the property from used automobile sales to repair services-automotive service station excluding the sale of gasoline. The applicant is requesting a use variance and seeks relief from regulations governing permitted uses, whereby heavy commercial uses are not allowed within this residential R-1

single-family district. The lot in question contains approximately 6,047 square feet of land area.

NEW MATTERS

KEITH D. STRICKLAND, OWNER AND HABITAT FOR HUMANITY OF RI, APPLICANT: 11 Trask Street, Lot 685 on the Tax Assessor's Plat 47 located in a General Commercial C-2 Zone; to be relieved from Section 305.1(3) in the proposed construction of a 21' x 32' single-family dwelling. Residential structures are permitted within a C-2 district; however, as per Section 305.1(3) when a lot is used solely for residential purposes, the minimum lot area shall be 5,000 square feet. The lot in question contains approximately 3,200 square feet of land area; therefore, the applicant is requesting a dimensional variance from regulations governing lot size.

JOLON T. O'CONNOR & JOHN H. PENDLEBURY, OWNERS AND HABITAT FOR HUMANITY OF RI, APPLICANT: 297 & 301 Swan Street, Lots 211 & 212 on the Tax Assessor's Plat 48 located in a Residential R-3 Three-Family Zone; to be relieved from Section 204.2 in the proposed construction of a 21' x 32' one-family dwelling on Lot 211 (301 Swan St.), which contains 3,200 square feet of land area.

The existing single-family dwelling on Lot 212 (297 Swan St.) containing 3,200 square feet of land area will remain unchanged. As per Section 204.2 of the Zoning Ordinance, if two or more contiguous lawfully established substandard lots of record, where one or more of the lots are less than 4,000 square feet in area and are under the same ownership on or anytime after October 14, 1991, such lots shall be considered to be one lot and undivided for the purpose of the Ordinance. In this instance, both lots are substandard in size and were at one period in time after October 24, 1991, recorded in the same ownership; however not currently; therefore, the applicants are requesting a dimensional variance in order to retain the lots separately and the owner of Lot 211 proposes to construct a single-family dwelling on said Lot.

AUSTIN REALTY, OWNER AND MING LING YAU, APPLICANT: 1180 & 1184-1190 North Main Street (corner Caroline St.), Lots 94 & 215 on the Tax Assessor's Plat 75 located in a Heavy Commercial C-4 Zone; to be relieved from Section 703.2 in the proposed change in use of the existing building located on Lot 194 (1184-1190 N. Main St.) from a furniture store and office to a restaurant. Lot 215 (1180 N. Main St.), an existing parking lot would continue to be used for parking to support the restaurant use. A restaurant is a permitted use within the C-4 district; however, Section 703.2 requires that the number of parking spaces for the restaurant total 31 and 12 parking spaces would be provided; therefore, there is a shortfall of 19 parking spaces. The lots in question contain together total approximately

12,776 square feet of land area.

SMITH HILL COMMUNITY DEVELOPMENT CORPORATION, OWNER & APPLICANT AND YALLA, LLC, LESSEE: 231-237 Douglas Avenue, Lot 838 on the Tax Assessor's Plat 68 located in a General Commercial C-2 Zone. The applicant is requesting a special use permit pursuant to Section 303-use code 57.1 to use the first floor of the existing building for a restaurant that would occupy more than 2,500 square feet of gross floor area. This proposal meets the parking requirement. The lot in question contains approximately 29,961 square feet of land area.

7:00 P.M.

RHODE ISLAND PUBLIC TRANSIT AUTHORITY: 1386-1390 Chalkstone Avenue (corner Sisson St.), Lots 414 & 415 on the Tax Assessor's Plat 94 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 201.1, 201.7, 303-use code 61, 425.2(A), 607.1, 704.2(A), 704.2(B) and 704.2(C) in the proposed use of the aforementioned property for a bus turn around, a shelter for individuals waiting for buses, and the creation of an 11 space parking lot for commuters. Further proposed is a 2' x 2' sign 3 feet above grade to identify the bus passenger terminal (park and ride). The applicant is requesting a use variance for the terminal, and a dimensional variance relating to regulations governing the width of required planting strips, freestanding signs (area and height) and the

paving restriction. The lot in question contains approximately 10,201 square feet of land area.

CITY OF PROVIDENCE/PARKS DEPARTMENT, OWNER AND GREATER PROVIDENCE YMCA, APPLICANT: 50 Aleppo Street, Lot 326 on the Tax Assessor's Plat 63 located in an O.S. Open Space Zone; to be relieved from Sections 303-use code 35.1 and 705.4 in the proposed construction of a 7,500 square foot addition to the existing building and to use the entire structure for meeting rooms and office space (a community center). This proposal meets the parking requirement. The applicant is requesting a use variance for the community center in the O.S. district, and a dimensional variance is being sought from Section 705.4, parking areas, where subject to wheeled traffic requires a surface of bituminous, concrete, or equivalent materials, the proposal seeks to provide a gravel surface. The lot in question contains approximately 252,389 square feet of land area.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

**PETER D. CARNEVALE, SECRETARY
(401) 421-7740 EXT. 376**